

# FOR SALE

AMV: €270,000 Fully Furnished

File No.E290.CWM



## 7A St. Helen's Village, Kilrane, Co. Wexford Y35 PX51

- A perfectly positioned holiday home situated in the well-known St. Helen's Village within a short walk of the beach. The range of amenities on site include a golf course, tennis & basketball courts, children's play area, restaurant & bar.
- From the property you can access multiple walking treks from the Bing Bay Beach side or St Helen's Bay beach.
- Only 2 hours from Dublin and 5 minutes from Rosslare Europort.
- 3 bedrooms, two bathroom extending 98 sq.m 1,055 sq.ft.
- Accommodation comprises of an entrance hall, open plan living/dining/kitchen, 3 bedrooms (master en-suite) and family bathroom.
- To arrange a suitable viewing time, contact the sole selling agents only, Kehoe & Assoc. at 053 9144393

## 7A St. Helen's Village, Kilrane, Co. Wexford Y35 PX51

Kehoe & Assoc. are delighted to present 7A St Helen's Village to the market. Built in 2000, this mature development is extremely popular for holiday homes and indeed full-time residences. The semi-detached bungalow at 7A St Helen's Bay is on a quiet cul-de-sac with a large garden with complimentary large patio area.

The property has two car parking spaces outside. The grounds are managed and always immaculate all year round.



This particular property is in excellent condition and maintained exceptionally well. Presented to market fully furnished with all appliances.

The accommodation comprises of an entrance hall, open plan living, dining and kitchen, large sunroom, three bedroom with one ensuite and a family bathroom. Off the hallway is a hot press and a separate storage closet.

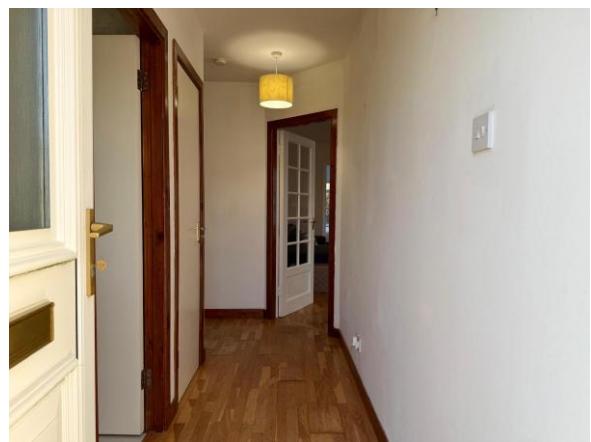
To arrange a suitable viewing time, contact the sole selling agents, Kehoe & Assoc. at 053 9144393



## **ACCOMMODATION**

Entrance Hall	3.85m x 1.48m	Timber flooring. Hot-press with open shelves and ample storage space.
<i>Door leading through to</i>		
Kitchen/Dining Area	7.56m x 3.74m	Living Area: Features an open fireplace with cast iron and tile insert with timber surround.
Living Room		Timber flooring with corner feature window.
<i>Kitchen Area: Tiled flooring, fully fitted kitchen with floor and eye level cabinets, electric oven, stainless steel sink and drainer with water softener, free standing Whirlpool dishwasher and free standing Whirlpool fridge freezer,</i>		
<i>Double glass doors leading to:</i>		
Large Dining/Sunroom Area	5.10m x 3.59m	Tiled flooring throughout, double glazed window surround with sliding door patio access leading to westerly fating patio, gardens in lawn.
<i>Central Corridor leading through to Accommodation quarters:</i>		



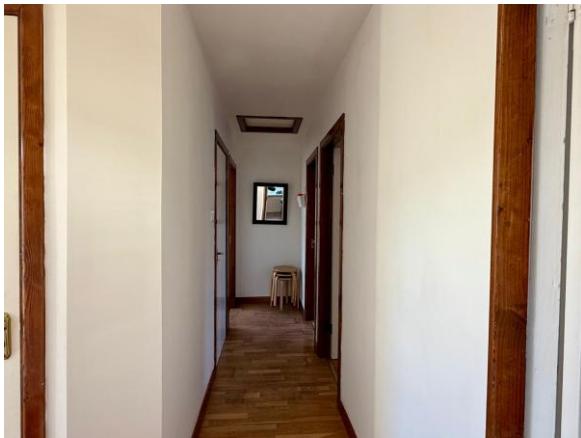




## ACCOMMODATION

Central Corridor	4.20m x 0.93m	Timber flooring.
Utility Press	1.36m x 0.93m	Beko washing machine and Ignis fridge (space for dryer), open shelves.
Master Bedroom	4.07m x 3.59m	Timber flooring throughout, built in wardrobes, large window overlooking rear gardens.
En suite	2.27m x 1.07m	Tiled flooring, floor to ceiling tile surround, enclosed shower with Triton T90z electric shower, w.h.b with mirror overhead and w.c.
Bedroom 2	3.49m x 2.81m	Timber flooring, large window overlooking front driveway, built in wardrobes.
Bedroom 3	3.60m x 2.30m	Timber flooring, built in wardrobes, window overlooking rear patio.
Family Bathroom	2.44m x 1.74m	Tiled flooring, floor to ceiling tile surround, bath with Triton Aqua Sensation pressure pump shower overhead, w.h.b with wall mounted mirror with storage and lighting overhead and w.c.

**Total Floor Area: c. 98 sq.m / 1,055 sq.ft**









### Features

- Built in 2000
- Semi-detached bungalow
- 3 Bedrooms, 2 Bathrooms
- Extending to 98 sq.m
- Walking distance to Club House

### Outside

- Enclosed private site
- Quiet cul-de-sac location
- Gated secured development

### Services

- Mains water
- Mains drainage
- Electric heating
- Broadband

**Note:** Annual service charges €1,500 per annum to include bins, commons grounds insurance, management fees and grass maintenance all year round. The house is painted outside every 3 years

**Viewing:** Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

**Building Energy Rating (BER): C3 BER No. 118940923**  
**Energy Performance Indicator: 224.66 kWh/m<sup>2</sup>/yr**

**VIEWING:** Strictly by prior appointment with the sole selling agents.

**Sales Agent**  
**CATRIONA MURPHY**  
**087 2427525**  
**Email: [catriona@kehoeproperty.com](mailto:catriona@kehoeproperty.com)**



**Kehoe & Assoc.,**  
Commercial Quay,  
Wexford  
053 9144393  
**[www.kehoeproperty.com](http://www.kehoeproperty.com)**  
Email: [info@kehoeproperty.com](mailto:info@kehoeproperty.com)



These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141